

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 15, 1970

Appeal No. 10354 C.W. Duffy, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 22, 1970.

EFFECTIVE DATE OF ORDER - August 25, 1971

ORDERED:

That the appeal for variance from the lot occupancy, rear and side yds. and open court requirements of the R-2 Dist, to permit one story addition at 4215 Jenifer St., N.W., lot 87, Sq. 1664 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a two story semi-detached single family dwelling.
3. The Appellant proposes to construct a one story rear addition to the existing dwelling. (See Ex. 2)
4. The property is 23.0"x 100.0" and the dimension of the proposed addition will be 14.5" x 19.0". The existing enclosed porch will be removed. (See Ex. 3) At the rear of the property there is a garage which is 6 feet from the proposed addition.
5. No opposition was registered at the Public Hearing as to the granting of this Appeal.

OPINION

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.